

Department of Permits Approvals and Inspections
111 West Chesapeake Avenue
Towson, Maryland 21204
Baltimore County, Maryland

In the Matter of

Civil Citation No. 71696

Christopher Snowden
Lorna Snowden

1902 Codd Avenue

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE ADMINISTRATIVE LAW JUDGE

This matter came before the Administrative Law Judge on March 2, 2011 for a Hearing on a citation for violations under the Baltimore County Code (BCC) section 13-4-201; 13-7-309, 310, failure to maintain the property free of animal feces on residential property.

On February 22, 2011, pursuant to § 3-6-205, Baltimore County Code, Inspector David Gaine issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$500.00 (five hundred dollars).

The following persons appeared for the Hearing and testified: Lorna Snowden, Respondent and, David Gaine, Baltimore County Code Enforcement Officer.

Based upon a complaint of her estranged Husband, an Inspector visited the property in question on 2/16/11 and noted the presence of animal feces and suspected rat holes in addition to trash not in cans with proper lids. A citation dated 2/17/11 was issued and it was mailed and the property posted. A re-inspection was not carried out because of snow on the ground. Respondent testified that her husband was under a Protective Order, and that immediately after the violation was issued she purchased the appropriate cans with lids. She further stated that as soon as the snow melted she cleaned the area of waste and feces. She was purchasing rat bait and was maintaining the cleanliness of the property.

Upon the testimony and evidence presented at the hearing:

IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$500.00 (five hundred dollars).

IT IS FURTHER ORDERED that \$350.00 of the \$500.00 civil penalty be suspended, with an immediate \$150.00 fine imposed at this time.

IT IS FURTHER ORDERED that the remaining \$350.00 will be imposed if the property is not brought into compliance within 30 days of the date of this Order.

IT IS FURTHER ORDERED that the remaining \$350.00 will be imposed if there is a subsequent finding against the Respondent for the same violation.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 17TH day of March 2011

Signed: ORIGINAL SIGNED
Lawrence M. Stahl
Administrative Law Judge

NOTICE TO RESPONDENT: The Respondent is advised that pursuant to §3-6-301(a) of the Baltimore County Code, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.